



TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
Regular Session Date: APRIL 23, 2007
AGENDA

7:30 p.m. – Roll Call

PRELIMINARY MEETINGS:

1. **TIMOTHY SPINDLER (07-12)** Request for variance to permit an existing 10 ft. X 14 ft shed to project closer to Sean Court than the principle building at 2 Sean Court in an R-1 Zone **(52-1-79.4)**
2. **HENRY VAN LEEUWEN (07-10)** Request for two single-family dwellings on one lot at 340 Beattie Road in an R-1 Zone **(55-1-146)**
3. **WILLIAM SARVIS (by Zen Design) (07-13)** Request for 9.1 ft. Side Yard Setback and 31.6% Developmental Coverage for proposed addition to existing detached garage at 167 Moores Hill Road in an R-1 Zone **(32-2-57)**
4. **FIRST COLUMBIA (by Timely Signs of Kingston) (07-12)** Request for 2 ft. Height and 10.25 ft. Width for Façade sign at 500 Hudson Valley Avenue in an AP-1 Zone **(3-1-54.2)**
5. **FRANK LOMBARDI (07-14)** Request for:
37,927 sq. ft. Minimum Lot Area;
70 ft. Minimum Lot Width
22 ft. Front Yard Setback
7 ft. Side Yard Setback
14 ft. Total Side Yard Setback
10 ft. Rear Yard Setback
8 ft. required frontage

All at 11 Myrtle Avenue in an R-4 Zone **(13-13-24)**

6. **LOMBARDI/VINCENZO (07-15)** Request for:

	REQUIRED	PROPOSED Lot 1 / 2	REQUESTED Lot 1 / 2
MIN. LOT AREA	43,560 sf	6000 / 5000	37560 / 38560
MIN. LOT WIDTH	125 ft.	60 / 50	65 / 75
REQUIRED FRONT YARD	45 ft.	50.8 / 23.4*	0 / 21.6
REQUIRED SIDE YARD	20 ft.	3.9 * / -2.7 *	16.1 / 20
REQUIRED TOTAL SIDE YARD	40 ft.	21 / 28.6	19 / 11.4
REQUIRED REAR YARD	50 ft.	5.3 * / 46.8 *	44.7 / 3.2
REQUIRED FRONTAGE	70 ft.	60 / 150	10 / 0
MIN. LIVABLE AREA	1200 sf	1480 / 1160*	0 / 40
DEVELOPMENTAL COVERAGE	20 %	38 / 37	18 / 17

For proposed subdivision of existing lot with two existing single family residences on one lot; all at Bradford & Lawrence Avenue in an R-4 Zone **(13-12-10)**

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7. **ANTONIO TOMMASI (07-16)** Request for 5 ft. Side Yard Setback and; 5 ft. Rear Yard Setback for proposed 54' Above Ground Pool at 2809 Cherry Tree Way (The Reserve) in an R-3 Zone **(77-2-9)**

PUBLIC HEARINGS:

8. **PAUL DEARNALEY (07-06)** Request for 14 ft. Front Yard Setback for proposed replacement of single family house with attached garage at 549 Shore Drive in an R-4 Zone **(62-9-19)**

FORMAL DECISIONS:

HORNSBERGER (06-08)
 WALKER (Fillipini) (06-06)
 SCHLESINGER (06-10)
 VITALE (06-12)
 CHRISTOFORIDIS (06-34)
 BRUNELL (Murphy) (06-48)
 COPPOLA (Crana) (06-54)

KARAS (06-40)
 FARICELLIA (06-47)
 PETUTIS (06-44)
 SISTERS OF PRES. (06-43)
 BOHLER (CUMBERLAND) (06-46)
 PIZZO (06-52)
 COPPOLA (Glynn) (06-55)

BUCKNER (06-42)
 CASTILLO (06-41)
 PERKAL (06-49)
 DUFFY (06-50)
 RICCARDI (06-51)
 MORONEY'S (06-53)

(NEXT MEETING MAY 14TH, 2007)